



MINUTES OF THE REGULAR MEETING OF THE BOARD OF
COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT
AGENCY HELD ON THE 18th DAY OF OCTOBER, 2016



The Board of Commissioners of the Jersey City Redevelopment Agency met in a Regular Meeting at the Agency office, 30 Montgomery Street, Jersey City, New Jersey on Tuesday, October 18, 2016 at 6:00 p.m., the place and date duly established for the holding of such Meeting. The Chairman called the Meeting to order at 6:05 p.m., and upon roll call the following answered present:

ROLANDO R. LAVARRO, JR.

EVELYN FARMER

SAMUEL A. BERMAN (6:15)

DONALD R. BROWN

ERMA D. GREENE

and the following were absent: DIANE COLEMAN and RUSSELL VERDUCCI. The Chairman thereupon declared a quorum present. Also present at the Meeting were David P. Donnelly, Executive Director; Christopher Fiore, Assistant Executive Director; Diana H. Jeffrey, Esq., General Counsel; Barbara Amato, Secretary to the Board and secretary of the Meeting; Ben Delisle, Director of Development; Mary Pat Noonan, Project Manager; Sarah Goldfarb, Director of Policy and Research; Heather Kumer, Esq., Legal Analyst; Phil Orphanidis, Program Analyst and Rob Napiorski, Project Assistant and those listed on the attached Attendance Sheet.

Immediately following the Pledge of Allegiance the Assistant Executive Director announced that in accordance with the "Open Public Meetings Act," a copy of the Public Notice was sent to the Jersey Journal and to the City Clerk for the public's review and information.

At this time the Chairman turned the gavel over to Commissioner Brown who called for nominations for the office of Chairman. Vice Chair Farmer nominated Rolando Lavarro which was seconded by Commissioner Greene. There were no other nominations and the nominations were closed. Commissioner Brown called for a motion, second and vote on the nomination of Rolando Lavarro. It was moved by Vice Chair Farmer and seconded by Commissioner Brown and voted unanimously.

The Chairman then called for nominations for the office of Vice Chair. Commissioner Brown nominated Evelyn Farmer which was seconded by Chairman Lavarro. There were no other nominations and the nominations were closed. The Chairman called for a motion, second and vote on the nomination of Evelyn Farmer. It was moved by Commissioner Greene and seconded by Commissioner Brown and voted unanimously.

The Chairman then acknowledged any public speaker. Mr. Monya Reydilcyn of 100 Montgomery Street. Mr. Reydilcyn had concerns regarding the proposed project at 25 Christopher Columbus Drive. He indicated that once the building is constructed, from the northwest, there will only be nine (9) meters between the buildings. He also noted that on the east side of his building it will be divided from the parking lot by only nine (9) meters. Mr. Reydilcyn also stated that having a school at the location would make the area much louder. Mr. Reydilcyn did not understand why the Planning Board would approve a 60-story building with the first floor being

at the 11th level. He also noted that the developer knew how the tenants felt about this project and it would also block their view. Mr. Reydilcyn stated that what the developer told the tenants is not what they told the Planning Board. He asks that the Board reconsider the project the way it is being planned.

At this time the Board agreed to go into closed session. Accordingly, following Resolution was introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY APPROVING GOING
INTO EXECUTIVE SESSION TO DISCUSS CERTAIN MATTERS
(See Resolution #1, dated October 18, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Berman, Brown, Greene, Farmer and Lavarro; and the following voted "NAY": None. The Chairman thereupon the Motion carried and the Resolution adopted as introduced.

Emerging from Executive Session, General Counsel indicated that a discussion regarding personnel issues was discussed and no action was taken.

The Chairman noted that the Commissioners should have received their Agenda packages and asked if there were any questions, additions or comments.

Counsel noted that Item #11 should be amended to indicate that it is not a rental but rather an installation, which was accepted by the Board. Accordingly, the following Resolution was introduced and duly seconded as amended:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN
AGREEMENT TO INSTALL TEMPORARY FENCING FROM
RENT-A-FENCE, INC. FOR BERRY LANE PARK WITHIN THE
MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #11, dated October 18, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Berman, Brown, Greene, Farmer and Lavarro; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolution adopted as amended.

Counsel requested to remove Item #13 from the Agenda as there is a discrepancy between the City Ordinance and the Agency Resolution and needs to be rectified.

There being no further questions with regard to the Agency, the Chairman then called for a Consent Agenda for Items numbered 2 through 20, excepting #11 and #13. Commissioner Brown moved it and was seconded by Vice Chair Farmer and was voted unanimously. Accordingly, the following Resolutions were introduced and duly seconded:

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY CONSENTING TO A
RELEASE OF FUNDS FOR DEMOLITION ASSOCIATED
ACTIVITIES AT THE BAYFRONT I REDEVELOPMENT PROJECT

(See Resolution #2, dated October 18, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE
JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING THE
AMENDMENT OF THE MORTGAGE AND NOTE WITH 28
LIBERTY MANOR DEVELOPMENT, LLC FOR PROPERTY
LOCATED WITHIN THE BRIGHT STREET REDEVELOPMENT
AREA

(See Resolution #3, dated October 18, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING ENTERING INTO A LICENSE AGREEMENT WITH THE CITY OF JERSEY CITY FOR ENTRY ONTO CITY-OWNED PROPERTY AT BLOCK 6902, LOT 24 WITHIN THE JERSEY AVENUE PARK AND JERSEY AVENUE TENTH STREET REDEVELOPMENT AREA

(See Resolution #4, dated October 18, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY ACCEPTING A DEED FROM THE CITY OF JERSEY CITY FOR CITY OWNED PROPERTY IN BLOCK 7902, LOTS 26, 27, 28, AND 29 WITHIN THE JOURNAL SQUARE 2060 REDEVELOPMENT AREA

(See Resolution #5, dated October 18, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING AN EXTENSION TO THE MEMORANDUM OF AGREEMENT BETWEEN THE AGENCY AND THE LIBERTY SCIENCE CENTER & SCITECH CITY, LLC (AN ENTITY TO BE FORMED BY THEM) WITHIN THE LIBERTY HARBOR REDEVELOPMENT AREA

(See Resolution #6, dated October 18, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF PARK AVENUE LANDING, LLC AS REDEVELOPER FOR PROPERTY LOCATED IN THE LIBERTY HARBOR NORTH REDEVELOPMENT AREA

(See Resolution #7, dated October 18, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY AUTHORIZING A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE JERSEY CITY REDEVELOPMENT AGENCY AND PINNACLE DEVELOPMENT GROUP, INC. FOR PROPERTY LOCATED WITHIN THE MARTIN LUTHER KING DRIVE REDEVELOPMENT AREA

(See Resolution #8, dated October 18, 2016 attached hereto.)

RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE JERSEY CITY REDEVELOPMENT AGENCY EXTENDING THE DESIGNATION OF BGT ENTERPRISES AS REDEVELOPER FOR PROPERTY AT 332 WHITON STREET, BLOCK 19005, LOT 30 IN THE MORRIS CANAL REDEVELOPMENT AREA

(See Resolution #9, dated October 18, 2016 attached hereto.)

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(See Resolution #10, dated October 18, 2016 attached hereto.)

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(See Resolution #12, dated October 18, 2016 attached hereto.)

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AGENCY TO AMEND THE FEE SCHEDULE TO INCLUDE AN
ISSUANCE FEE FOR REDEVELOPMENT AREA BONDS FOR ALL
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(See Resolution #16, dated October 18, 2016 attached hereto.)

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CLOSING OUT PROFESSIONAL SERVICES AGREEMENT NO.
15-07-BA3 WITH HODULIK AND MORRISON PA FOR
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ACQUISITION OF THE ABANDONED PROPERTY LOCATED AT
80 BOWERS STREET (BLOCK 2205, LOT 45) BY NEGOTIATED
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(See Resolution #19, dated October 18, 2016 attached hereto.)

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REDEVELOPER FOR PROPERTY LOCATED AT BLOCK 9403,
LOT 16 IN THE JOURNAL SQUARE 2060 REDEVELOPMENT
AREA

(See Resolution #20, dated October 18, 2016 attached hereto.)

Accordingly, the following voted "AYE": Commissioners Berman, Brown, Greene, Farmer and Lavarro; and the following voted "NAY": None. The Chairman thereupon declared the Motion carried and the Resolutions adopted as introduced.

There being no further business to come before the Board of Commissioners, upon Motion of Vice Chair Farmer, seconded by Commissioner Brown, the meeting was adjourned at 6:45 p.m.

Secretary



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